DRAFT

AGREEMENT FOR SALE

This Agreement for Sale is made at Bicholim, Goa, on this ___ day of April, 2018;

BETWEEN:

(1) Shri **SUJIT SURESH SALUNKE**, son of Shri Suresh Balkrishna Salunke, aged 38 years, married, business, Indian National, holding PAN No. AONPS3944Q & Aadhar No. 513492016728, and his wife; (2) Mrs. **MANALI SUJIT SALUNKE**, wife of Shri Sujit Suresh Salunke, daughter of late Ganpat Shankar Sawant, aged 30 years, business, Indian National, holding PAN No. ERTPS6687B & Aadhar No. 913312365828; both residents of House No. 111(old) 256(new), Velus, Sattari, Goa; hereinafter referred to as **"THE INTENDING VENDORS/BUILDERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART**;

AND

(1) Shri **SUNIL SURESH SALUNKE**, son of Shri Suresh Balkrishna Salunke, aged 40 years, married, business, Indian National, holding PAN No. BWQPS1226K & Aadhar No. 368717374612, and his wife; (2) Mrs. **SUKANYA SUNIL SALUNKE**, daughter of Shri Vishwasrao Jaibarao Rane, aged 36 years, housewife, Indian National, holding PAN No. BBWPS6243R & Aadhar No. 677821605187; both residents of Flat No. I/A/S1, Salunke Estates, Vassant Nagar, Harvalem, Taluka Bicholim, Goa; hereinafter referred to as **"THE CONFIRMING PARTIES"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the **SECOND PART;**

AND

Shri/Smt. _____, son/wife of Shri _____ _____, aged ___ years, married/unmarried, business/service/housewife, Indian National, holding PAN No. _____ & Aadhar No. _____, resident of H.

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No. 595, Gaonkarwada, Virdi, Sankhali, Taluka Bicholim, Goa 403505, hereinafter referred to as **"THE INTENDING PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof deemed to include his heirs, executors, legal representatives, successors, administrators and assigns) of the **THIRD PART**;

The Intending Vendor/Builder No. 1 is representing herein for Self and as duly constituted power of attorney for the Intending Vendor/Builder No. 2 by virtue of a Power of Attorney dated 13th day of July, 2017, executed before the Notary Public Shri Narayan P. Sawant, Bicholim registered under No. 423/17 dated 17th July, 2017.

The Confirming Party No. 1 is representing herein for Self and as duly constituted power of attorney for the Confirming Party No. 2 by virtue of a Power of Attorney dated 14th day of August, 2014, executed before the Sub-Registrar of Bicholim registered under No. 786/2014 at pages 84 to 89 of Book No. I, Vol. No. 1171 dated 22.8.2014.

The notarized copies of both the above said power of Attorneys are produced with this Agreement in the Office of Sub-Registrar of Bicholim.

WHEREAS there exists the property known as "PANDOVACHE VONVORECODIL BORODO" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO", situated in Village Harvalem, within the limits of Municipal Council of Sankhali, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, presently surveyed under survey Nos. 69/2-B-O & 69/2-C-K of Village Arvalem, Taluka Bicholim, and for the sake of brevity the same is hereinafter referred to as **"THE SAID PROPERTY"**.

AND WHEREAS the said property is the part and parcel of the bigger property known as "PANDOVACHE VONVORECODIL BOROD" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO", bearing survey No. 69/2 of Village Arvalem, belonged to Shri Dinkar Vassant Sinai Budkule and his wife Smt. Sharad Dinkar Sinai Budkule.

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AND WHEREAS by virtue of a Deed of Sale dated 29th day of February, 1996, registered in the Office of Sub-Registrar of Bicholim under Registration No. 467 of Book No. I, Vol. No. 109 dated 19th July, 1996, the Vendor/Builder No. 1 purchased a plot denominated as Plot `B', admeasuring an area of 1640 sq. mtrs., and the Confirming Party No. 1 purchased a plot denominated as Plot `A', admeasuring an area of 1358 sq. mtrs., of the said bigger property bearing survey No. 69/2 of Village Arvalem, from said Shri Dinkar Vassant Sinai Budkule and his wife Smt. Sharad Dinkar Sinai Budkule.

AND WHEREAS by virtue of another Deed of Sale dated 14th day of August, 2001, registered in the Office of Sub-Registrar of Bicholim under Registration No. 732 of Book No. I, Vol. No. 255 dated 3rd September, 2001, the Vendor/Builder No. 1 and the Confirming Party No. 1 jointly purchased the plot denominated as Plot `C', admeasuring an area of 2300 sq. mtrs., of the said bigger property bearing survey No. 69/2 of Village Arvalem, from said Shri Dinkar Vassant Sinai Budkule and his wife Smt. Sharad Dinkar Sinai Budkule.

AND WHEREAS upon the purchase of the said plots of said bigger property, the Intending Vendor/Builder No. 1 along with the Confirming Party No. 1 and others filed the partition proceedings bearing Case No. 8-67-2001/Part/Bich in the Court of the Dy. Collector of & S.D.O., Bicholim and by virtue of Order dated 15th November, 2001, the Plot `A' of the said bigger property purchased by the Confirming Party No. 1 is allotted with an independent and separate holding under new Survey No. 69/2-B-N of Village Arvalem, Taluka Bicholim and the Plot `B' admeasuring an area of 1640 sq. mtrs., of the said bigger property purchased by the Intending Vendor/Builder No. 1 is allotted with an independent and separate holding under new Survey No. 69/2-B-O of Village Arvalem, Taluka Bicholim and the name of the Intending Vendor/Builder No. 1 is recorded in the occupant column of Form I & XIV of said Survey No. 69/2-B-O of Village Arvalem, Taluka Bicholim.

AND WHEREAS similarly, the Intending Vendor/Builder No. 1 and the Confirming Party No. 1 and others filed the partition proceedings bearing Case No. 8-20-2002/Part/Bich in the Court of the Dy. Collector of & S.D.O., Bicholim and by virtue of Order dated 24th June, 2002, the Plot `C' admeasuring an area of 2300 sq. mtrs., of the said bigger property jointly purchased by the Intending Vendor/Builder No. 1 and the Confirming Party No. 1 is allotted with an independent and separate holding under new

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Survey No. 69/2-C-K of Village Arvalem, Taluka Bicholim and the names of the Intending Vendor/Builder No. 1 and that of the Confirming Party No. 1 is recorded in the occupant column of Form I & XIV of said Survey No. 69/2-C-K of Village Arvalem, Taluka Bicholim.

AND WHEREAS the Intending Vendor/Builder No. 1 is the absolute owner of the property, admeasuring an area of 1640 sq. mtrs., bearing Survey No. 69/2-B-O of Village Arvalem, Taluka Bicholim and co-owner of the property admeasuring an area of 2300 sq. mtrs., bearing Survey No. 69/2-C-K of Village Arvalem, Taluka Bicholim and the Vendor/Builder No. 2 being wife of the Vendor/Builder No. 1 has acquired the right to the said property under the regime of Communion of Assets as prevailing in the State of Goa.

AND WHEREAS the Confirming Party No. 1 is the co-owner of the property admeasuring an area of 2300 sq. mtrs., bearing Survey No. 69/2-C-K of Village Arvalem, Taluka Bicholim along with the Intending Vendor/Builder No. 1 and the Confirming Party No. 2 being wife of the Confirming Party No. 1 has acquired the right to the said property under the regime of Communion of Assets as prevailing in the State of Goa.

AND WHEREAS the Vendors/Builders intended to develop the said property for construction purpose and the Confirming Parties have orally agreed to sell their share/right in the property bearing Survey No. 69/2-C-K of Village Arvalem, Taluka Bicholim to the Intending Vendor/Builder No. 1.

AND WHEREAS the Intending Vendors/Builders converted the said property bearing Survey No. 69/2-B-O and 69/2-C-K of Village Arvalem, Taluka Bicholim for residential/commercial use vide Sanad bearing No. RN/CNV/BICH/AC-I/04/2011 dated 25.01.2012 issued by the Additional Collector-I, North Goa at Panaji in respect of Survey No. 69/2-B-O and Sanad bearing No. RN/CNV/BICH/COLL/02/2010 dated 07.07.2012 issued by the Collector-I, North Goa at Panaji in respect of Survey No. 69/2-C-K.

AND WHEREAS the Vendors/Builders got drawn plans for the construction of commercial/residential building project in the said property and the construction plan of the said building project is approved by all the concerned authorities and the Intending

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Vendors/Builders have obtained the NOC bearing No. PHCS/NOC-Const/2016-17/1623 dated 07.12.2016 issued by the Primary Health Centre, Sankhali; NOC bearing No. AE/V-II(R)/Tech-4(D)/2016-17/2135 dated 29.11.2016 issued by the Asst. Engineer, Department of Electricity, Sankhali; NOC bearing No. PWD/D.XXIV/SDII/ F.180/804/16-17 dated 16.12.2016 issued by the Asst. Engineer, P.W.D., Bicholim, and Technical Clearance bearing No. DC/6282/BICH/TCP-16/897 dated 09.09.2016 issued by the Town & Country Planning Department, Bicholim and after obtaining the NOC/Technical Clearance from the said authorities, the Sankhali Municipal Council issued the Construction Licence bearing No. 28/2016-2017 dated 21.03.2017.

AND WHEREAS after obtaining the construction licence from the Sankhali Municipal Council, the Intending Vendors/Builders have undertaken the construction works of Block `A' of the said residential/commercial building project consisting of shops and residential flats and the said building is named `_____ **- Block "A"**.

AND WHEREAS the INTENDING PURCHASER has approached the INTENDING VENDORS/BUILDERS to purchase a Flat bearing Flat No. ___, having carpet area of ____ sq. mtrs. and super built-up area ____ sq. mtrs., which includes the share of common toilet, etc., on the _____ Floor of Block `A' of the said building called as `**RUDRA RESIDENCY-PHASE II**' to be constructed in the said plot, (for the sake of brevity is hereinafter referred to as the "**SAID FLAT**"), more particularly described in the Schedule-II written herein under, together with the corresponding proportionate undivided share/right in the said plot attached to the said Flat and the Intending Vendors/Builders have agreed to sell the said Flat along with the corresponding proportionate undivided share/right in the said plot attached to the said Flat to the INTENDING PURCHASER on the terms and conditions more particularly set out here under.

AND WHEREAS the Intending Purchaser has inspected and verified the documents of title of the Intending Vendors/Builders and the documents related to the construction of the said building and upon satisfying with the title of the Intending Vendors/Builders and the legality of said construction, the Intending Purchaser has

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agreed to purchase the said premises. So also the Purchaser has verified the location and site of the property including the engress and ingress thereof and also the area of the premises as stated in this Agreement and agreed not to dispute the same.

WHEREAS the Intending Vendors/Builders & the Intending Purchaser hereby declare that the said property does not belong to the Schedule Caste or Schedule Tribe Community, in pursuant to the Notification No. RD/Land/LRC/318/77 dated 21.8.78.

NOW THIS AGREEMENT FOR SALE WITNESSETH AS UNDER:

1. The INTENDING VENDORS/BUILDERS shall construct and sell to the INTENDING PURCHASER a Flat premises bearing Flat No. ___, having carpet area of ____ sq. mtrs. and super built-up area ____ sq. mtrs., on the _____ Floor of Block `A' of the building called as `**RUDRA RESIDENCY-PHASE II'** more particularly described in Schedule-II given hereinunder, to be constructed by the INTENDING VENDORS/BUILDERS in the property described in Schedule-I given herein below, in accordance with the specification mentioned in Schedule-III hereinafter appearing and forming part of this agreement for the total cost mentioned herein below and payable by the INTENDING PURCHASER to the INTENDING VENDORS/BUILDERS in a manner hereinafter shown.

2. The INTENDING Vendors/Builders have agreed to sell the said Flat with land attached thereto, to the Intending Purchaser at or for a total sale consideration of Rs._____/- (Rupees _____ only) which is to be paid by the Intending Purchaser to the Intending Vendors/Builders in following manner:

a) Rs._____/- (Rupees _____ only) as advance at the time of execution of this agreement, which is paid by the Intending Purchaser to the Intending Vendors/Builders by _____ _____ _____. The Intending Vendors/Builders herein admits payment and receipt thereof, subject to the realization of said cheques.

b) Rs._____/- (Rupees _____ only) on or before completion of plinth level.

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c) Rs._____/- (Rupees _____ only) on or before completion of first slab.

d) Rs._____/- (Rupees _____ only) on or before completion of second slab.

e) Rs._____/- (Rupees _____ only) on or before completion of masonary work;

f) Rs._____/- (Rupees _____ only) on or before completion of finishing work of said Flat;

g) balance Rs._____/- (at the time of handing over of possession of the said Flat in favour of Intending Purchaser.

The possession of the said Flat is not handed over to the Intending Purchaser at the time of execution of this agreement and the same will be handed over upon executing and registering the Deed of Sale in favour of the Purchaser in the Office of Sub-Registrar of Bicholim.

3. Upon the receipt of total sale consideration hereinabove fixed, and any other amounts payable under this agreement from the Intending Purchaser the INTENDING VENDORS/BUILDERS shall transfer the said Flat with undivided share in the land attached thereto, in the name of INTENDING PURCHASER by executing the Deed of Sale in favour of the Intending Purchaser.

4. The INTENDING VENDORS/BUILDERS shall deliver the possession of the said Flat in favour of Intending Purchaser on or before the expiry of two years from the date of execution of this agreement and in case the INTENDING VENDORS/BUILDERS fails to deliver the possession of the said Flat except for the reasons stipulated in clause no. 6 herein below, then the INTENDING PURCHASER shall be entitled to get simple interest at the rate of 16% p.a., on the amount so paid by the Intending Purchaser to the Intending Vendors/Builders, PROVIDED THAT the Intending Purchaser shall pay the consideration within time stipulated in the clause No. 2 mentioned herein above OR the Intending Purchaser may demand for the refund of all the money paid by him to the

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INTENDING VENDORS/BUILDERS with simple interest at the rate of 16% p.a., if desired by the Intending Purchaser by cancelling the present agreement.

5. The INTENDING VENDORS/BUILDERS shall by a notice in writing either by Registered Post A/D or hand delivery intimate the completion of the said Flat or other premises to the INTENDING PURCHASER on following address :

Shri/Smt. _____

r/o. H. No. ____, _____,

_____.

And within a period of eight days from the date of receipt of such notice, the INTENDING PURCHASER shall take the delivery of said premises failing which the INTENDING PURCHASER shall be deemed to have taken possession and delivery thereof.

6. The INTENDING VENDORS/BUILDERS shall not incur any liability if they are unable to complete the construction and/or deliver possession of the said premises within the period stipulated in clause no. 4, if the completion of the Scheme is delayed by reason of non-availability of steel and/or cement or other building materials or water supply or electric power or by reason of war, civil commotion or any act of God, or as a result of any notice, order, rule or notification of the Government and/or any other public or competent authority or on account of any Court order or for any other reason or unforeseen circumstances, beyond the control of the INTENDING VENDORS/BUILDERS. In any of the aforesaid events the INTENDING VENDORS/BUILDERS shall be entitled to reasonable extension of time for completion and delivery of possession of the said Flat as may be certified by the Architect or agreed mutually between the parties hereto.

7. The INTENDING PURCHASER shall pay the amount to INTENDING VENDORS/BUILDERS as per the Clause No. 2 herein above mentioned within time, failing which the INTENDING VENDORS/BUILDERS shall be entitled for the interest at the rate of 16% p.a. on such delayed payments.

8. That as against the purchase of the said flat, the Intending Vendors have agreed to allot a stilt parking provided on the Ground floor, for the exclusive permanent use of the Intending Purchaser only for parking his/her vehicle.

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9. The Intending Purchaser hereby agree and undertake not to sub-let or alienate or create any kind of interest in favour of any other person in respect of stilt parking allotted by the Intending Vendors to the Intending Purchaser, without the written consent of the Intending Vendors. Further the Intending Purchaser also agree and undertake not to enclose/cover any sides of said stilt parking or put any barricades/obstructions in any manner to the stilt car parking allotted as stated herein above. In case of any damages caused to the structure or supporting columns of the stilted car parking area while parking the vehicle by the Intending Purchaser or by the person, family members or representative of the Intending Purchaser, the Intending Purchaser shall be solely responsible to make the same good at her own costs.

10. If, at any time prior to the execution of the Deed of Sale and/or handing over the possession of the said Flat to the INTENDING PURCHASER as stipulated in this Agreement, the floor area ratio presently applicable to the said plot described in Schedule-I hereto which is unutilised at present and if increased in future, such increase shall belong to the benefit of and occur to the INTENDING VENDORS/BUILDERS alone, without any rebate to the INTENDING PURCHASER. The INTENDING PURCHASER shall not be entitled to object such increase for any reason whatsoever.

11. That the amounts and deposits to be paid for the electric connections, if any, in respect of the said Flat shall be paid by the INTENDING PURCHASER.

12. All the expenditure incurred or to be incurred for the execution of this agreement or for the execution of any other documents or finalising the final Deed of Transfer/sale in favour of the INTENDING PURCHASER and/or the expenses incurred on of account of any taxes levied or to be levied by the Government/Quasi-Government/any competent authority, then the same shall be exclusively borne by the INTENDING PURCHASER.

13. All the taxes present or future such as GST/VAT/Service Tax, Infrastructure Tax, etc. if levied by the Central/State Government until the time of execution of Sale Deed in favour of the Intending Purchaser, then the Intending Purchaser shall become liable to pay the same in addition to the sale consideration and other amount thereto stipulated herein.

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14. The parties hereto agree that all questions and disputes regarding completion of stages of construction or final completion of the building, or time fixed for the payment of instalments, shall be finally settled by a certificate of such stage or final completion certificate by a qualified Architect or RCC Consultant and such certificate shall be binding on both the parties.

15. If the INTENDING PURCHASER desires to make any changes in the specification or lay out, the INTENDING VENDORS/BUILDERS may at their sole discretion, carry out such changes provided that additional cost of such changes if paid by the INTENDING PURCHASER as per the market rate or as per the rate mutually agreed between the parties in writing. The market rate will be such, as will be certified by such Architect or RCC Consultant. The INTENDING PURCHASER shall have to pay the additional cost of such changes/additions before the relative item of work is taken up for execution.

However, the INTENDING PURCHASER is required to intimate in writing such changes in the specifications and layout, to the INTENDING VENDORS/BUILDERS, on or before expiry of 30 days from the date of execution of this agreement.

16. The INTENDING PURCHASER shall have to join any Co-operative Society, Registered Society, or any other Institution/Association which may be formed by the occupants of the said building to be constructed in the said plot and shall have to pay his proportionate share towards sinking fund, share capital, expenses of constitution and registration of such Society, maintenance, repairs and other charges.

17. It is HEREBY AGREED that it shall be lawful but not obligatory for the INTENDING VENDORS/BUILDERS to bear the expenses or pay the bills for the common lighting arrangements and for maintenance of common amenities to the building on its completion until the time the Society of concerned body is formed and takes over the liability to pay for such expenses or bills and in the event, the INTENDING VENDORS/BUILDERS having borne such expenses or paid such bills, they shall be entitled to recover from the INTENDING PURCHASER the respective share of such expenses and the INTENDING PURCHASER is liable to pay the same within eight days from the date of receipt of Registered A.D. and/or hand delivery notice or intimation

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from the INTENDING VENDORS/BUILDERS in that behalf unless the Society or the concerned body pay the INTENDING VENDORS/BUILDERS in that regards.

18. At the time of taking over the possession, the INTENDING PURCHASER shall thoroughly inspect or get inspected the said Flat for the quality of construction and for defects, if any, and get the same cured before taking over the possession. After the possession is taken over by the INTENDING PURCHASER from the INTENDING VENDORS/BUILDERS, the INTENDING PURCHASER shall be forbidden from raising any claim against the INTENDING VENDORS/BUILDERS of whatsoever nature.

19. The INTENDING PURCHASER shall have no right to transfer/assign or sell his rights and interests created by virtue of this agreement unless the same is duly consented by the INTENDING VENDORS/BUILDERS.

20. Upon the delivery of possession of the said Flat or other premises by the INTENDING VENDORS/BUILDERS to the PROSPECTIVE PURCHASER, any house tax payable after such date shall be paid by the INTENDING PURCHASER solely.

21. That the INTENDING VENDORS/BUILDERS shall be entitled for taking the further construction of remaining floor, if any, and the INTENDING PURCHASER shall not claim any sort of objection and/or right and/or obstruct the INTENDING VENDORS/BUILDERS for going ahead with the remaining construction works in the said property, provided the same is as per the approved plans and permissions.

22. The INTENDING PURCHASER does hereby agree and declare that he has inspected all the title and legal documents in respect of said plot and the construction of the said building and the INTENDING PURCHASER is fully satisfied about the legality in respect of said construction and the said plot and is further satisfied of the authority of the INTENDING VENDORS/BUILDERS/BUILDER to execute this agreement.

23. That in case the INTENDING PURCHASER demands/express his desire to cancel/terminate the present agreement at any time with a request to refund the money paid by the INTENDING PURCHASER to the INTENDING VENDORS/BUILDERS, in that case, the INTENDING PURCHASER shall be liable to pay to the INTENDING VENDORS/BUILDERS an amount equal to 10% of the total consideration as

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cancellation charges/ compensation towards loss/damages and upon adjusting the said cancellation charges/ compensation, the INTENDING VENDORS/BUILDERS shall refund the balance amount so received by the INTENDING VENDORS/BUILDERS to the INTENDING PURCHASER at the time of execution of the necessary document for cancellation.

24. Upon the execution of the Sale Deed in favour of the Intending Purchaser by the Intending Vendors/Builders, the Intending Purchaser shall immediately within six months from the date of execution of sale deed, carry out the process of transfer of house tax and electricity connection in respect of said Flat in the name of the Purchaser in the Office of concerned Department/Authority at the cost of the Intending Purchaser and in case of failure, the Intending Purchaser shall be solely responsible for the action taken by the said concerned authority and to pay the penalties, if any, thereto to the concerned department.

25. That the Confirming Parties hereby confirm and declare that the Intending Vendors/Builders have taken up the said commercial/residential project with the consent and/or authorization of the Confirming Parties in the said property and the Confirming Parties have no objection for the Intending Vendors/Builders to sell the premises from the said commercial/residential project to the prospective purchasers.

26. Both the parties shall specifically perform this agreement.

27. Any dispute arising between parties hereto and settlement of which is not otherwise provided in this agreement, shall be settled by the Architect to the project or RCC Consultant and his decision shall be binding on both the parties.

28. The possession of the said Flat is not handed over to the Intending Purchaser at the time of execution of this agreement and the same will be handed over upon executing and registering the Deed of Sale in favour of the Purchaser in the Office of Sub-Registrar of Bicholim.

SCHEDULE-I
(Description of the Property)

ALL THAT Property of the property known as "PANDOVACHE VONVORECODIL BOROD" commonly known as "PANDOVA CHEN

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VOUDELEACODIL BORODO", admeasuring total area of 3940.00 square metres, situated in Village Harvalem, within the limits of Municipal Council of Sankhali, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, presently surveyed under survey Nos. 69/2-B-O & 69/2-C-K of Village Arvalem, Taluka Bicholim,. The said property is a part and parcel of a bigger property described in the Land Registration Office under No. 550 of Book B new and not enrolled in the Land Revenue Office for the purpose of Matriz predial and said property amalgamated as one plot for the construction of said buildings project is bounded as under:

On or towards the East : By

On or towards the West : By

On or towards the North: By

, and;

On or towards the South: By

SCHEDULE - II
(Description of the Flat)

ALL THAT Flat bearing Flat No. ___, having carpet area of ____ sq. mtrs. and super built-up area of ____ sq. mtrs., which includes the share of common toilet, etc., on the _____ Floor of Block `A' of the building called as ` **RUDRA RESIDENCY-PHASE II,** to be constructed as per the specification mentioned in Schedule-III written herein under, in the property described in Schedule-I written herein above, together with the corresponding proportionate undivided share/right equivalent to an area of ___ sq.mtrs. of land in the said property bearing Survey No. _____ of Village Arvalem, Taluka Bicholim, described in the Schedule-I written herein above and the said Flat is bounded as under:

On the East : by _____

On the West : by _____

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On the North : by _____, and;

On the South : by _____;

and the said Flat hereby agreed to be sold, is shown in red colour boundary linings in the plan annexed hereto.

SCHEDULE - III
(Specification of the Premises)

1. **STRUCTURE**:
The building will be R.C.C. structure with 23 cms. thick laterite or block or concrete blocks walls externally and single brick wall with R.C.C. band at lintel level for partition. All plinth work will be in laterite stone masonry.

2. **ROOFING**:
The Roofing will be R.C.C. Slab 12 cm. thick with total waterproofing treatment.

3. **PLASTER:**
The walls will be finished with 12 mm cement plaster internally with neeru finish and with 18 mm thick sand faced plaster externally.

4. **FLOORING**:
The Flooring will be of vetrified tiles. The daddo upto one meter height in W.C. and one & half metre in the bathroom shall be provided with ceramic tiles.

5. **KITCHEN**:
The Kitchen will be provided with the cooking platform in Granite top with stainless steel sink. The wall backing the platform will be provided with 0.45 metres height ceramic tiles. Partition of khadapa will be provided below the platform.

6. **TOILET & BATHROOM**:
There will be one independent unit consisting of a Indian W.C. and bathroom will be provided with shower rose tap and common wash basin and tap. The floors of the toilet and 60 mm daddos in walls will be waterproof.

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7. **DOORS AND WINDOWS**:

The frame of the door and windows will be Matti/Sal wood and the entrance door will be of Teak wood paneled door of 1.00 mtrs. width with good quality night latch. Remaining doors will be 32 mm flush doors. Bathroom & W.C. will be provided with P.V.C. doors. All the windows will be of aluminium frames with grills.

8. **ELECTRICAL INSTALLATION**:

The electrical wiring and the connection to the said building shall be in accordance with the approvals from the Department of Electricity. Electrical wiring will be concealed copper wiring.

9. **PLUMBING AND DRAINAGE**:

The Plumbing will be in G.I. or P.V.C. rigid pipe lines for water supply. The drainage shall be through P.V.C. rigid pipes. Bathroom and sanitary fittings will of standard Company. Provision for water outlet for washing machine will be provided in the bathroom.

10. **INTERNAL PAINTING**:

The internal walls will be painted with two coats of oil bound distemper, ceiling with two coats or white paint and doors and window grills will be painted with two coats of oil paint.

11. **EXTERNAL PAINTING**:

The building will be painted with two coats of cement paint such as snowcem or equivalent.

12. **WATER SUPPLY**:

The Building will be provided with water sump below, with electric motor installed for smooth supply of water to common overhead tank provided to the building.

13. **EXTRA WORK**:

Any other extra work or other quality materials other than mentioned above, are required to be used, then the Purchasers shall intimate to the Intending Vendors/Builders accordingly in advance and the same will be executed by the Intending Vendors only

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after the amount corresponding to the cost of extra work and/or the materials to be used, is paid in advance by the Intending Purchasers to the Intending Vendors/Builders.

14. **GENERAL**:

Vendors shall obtain the permanent electricity connections to the said flat in the name of the Intending Purchasers from the respective Government Departments at costs of the Purchasers and for that purpose, the Intending Purchasers shall sign all the necessary forms, applications, etc. to be submitted to said concerned authority.

IN WITNESS WHEREOF the parties hereto have hereunto executed this Agreement for Sale on the day, month and the year first hereinabove mentioned.

SIGNED AND DELIVERED by }
}
withinnamed Shri **SUJIT SURESH** }
}
SALUNKE, the Intending Vendor/ }
}
Builder No. 1 for Self and as duly }
}
constituted Power of Attorney for the}
}
Intending Vendor/Builder No. 2, }
}
Mrs. **MANALI SUJIT SALUNKE**. } _____

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L. H. F. I.

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R. H. F. I.

SIGNED AND DELIVERED by }
}
withinnamed Shri **SUNIL SURESH** }
}
SALUNKE, the Confirming Party }
}

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No. 1 for Self and as duly constituted }
}
Power of Attorney for the Confirming }
}
Party No. 2, Mrs. **SUKANYA SUNIL** }
}
SALUNKE. ..... } _____

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L. H. F. I.

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R. H. F. I.

SIGNED AND DELIVERED BY }
}
WITHINNAMED Shri _____ }
}
_____, the INTENDING }
}
PURCHASER. ..... }----------

_____ _____ _____ _____ _____
L.H.F.I.

_____ _____ _____ _____ _____
R.H.F.I.

IN THE PRESENCE OF WITNESSES:

1. _____

2. _____

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DRAFT

DEED OF SALE

THIS DEED OF SALE is made at Bicholim, Goa, on this ___ day of _____, 20__;

BETWEEN:

(1) Shri **SUJIT SURESH SALUNKE**, son of Shri Suresh Balkrishna Salunke, aged 39 years, married, business, Indian National, holding PAN No. AONPS3944Q & Aadhar No. 513492016728, and his wife; (2) Mrs. **MANALI SUJIT SALUNKE**, wife of Shri Sujit Suresh Salunke, daughter of late Ganpat Shankar Sawant, aged 31 years, business, Indian National, holding PAN No. ERTPS6687B & Aadhar No. 913312365828; both residents of House No. 111(old) 256(new), Velus, Sattari, Goa; hereinafter referred to as "**THE VENDORS/BUILDERS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the **FIRST PART**;

A N D

Shri/Smt. _____, son/wife of Shri _____ _____, aged ___ years, married/unmarried, business/service/housewife, Indian National, holding PAN No. _____ & Aadhar No. _____, resident of H. No. 595, Gaonkarwada, Virdi, Sankhali, Taluka Bicholim, Goa 403505, hereinafter referred to as "**THE PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof deemed to include his heirs, executors, legal representatives, successors, administrators and assigns) of the **SECOND PART;**

The Vendor/Builder No. 1 is representing herein for Self and as duly constituted power of attorney for the Vendor/Builder No. 2 by virtue of a Power of Attorney dated 13th day of July, 2017, executed before the Notary Public Shri Narayan P. Sawant, Bicholim registered under No. 423/17 dated 17th July, 2017. The notarized copy of the said power of Attorney is produced with this Deed in the Office of Sub-Registrar of Bicholim.

WHEREAS there exists the property known as "PANDOVACHE VONVORECODIL BORODO" commonly known as "PANDOVA CHEN

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VOUDELEACODIL BORODO", situated in Village Harvalem, within the limits of Municipal Council of Sankhali, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, presently surveyed under survey Nos. 69/2-B-O & 69/2-C-K of Village Arvalem, Taluka Bicholim, and for the sake of brevity the same is hereinafter referred to as "**THE SAID PROPERTY**".

AND WHEREAS the said property is the part and parcel of the bigger property known as "PANDOVACHE VONVORECODIL BOROD" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO", bearing survey No. 69/2 of Village Arvalem, belonged to Shri Dinkar Vassant Sinai Budkule and his wife Smt. Sharad Dinkar Sinai Budkule.

AND WHEREAS by virtue of a Deed of Sale dated 29th day of February, 1996, registered in the Office of Sub-Registrar of Bicholim under Registration No. 467 of Book No. I, Vol. No. 109 dated 19th July, 1996, the Vendor/Builder No. 1 purchased a plot denominated as Plot `B', admeasuring an area of 1640 sq. mtrs. and Shri Sunil Suresh Salunke purchased a plot denominated as Plot `A', admeasuring an area of 1358 sq. mtrs., of the said bigger property bearing survey No. 69/2 of Village Arvalem, from said Shri Dinkar Vassant Sinai Budkule and his wife Smt. Sharad Dinkar Sinai Budkule.

AND WHEREAS by virtue of another Deed of Sale dated 14th day of August, 2001, registered in the Office of Sub-Registrar of Bicholim under Registration No. 732 of Book No. I, Vol. No. 255 dated 3rd September, 2001, the Vendor/Builder No. 1 and Shri Sunil Suresh Salunke jointly purchased the plot denominated as Plot `C', admeasuring an area of 2300 sq. mtrs., of the said bigger property bearing survey No. 69/2 of Village Arvalem, from said Shri Dinkar Vassant Sinai Budkule and his wife Smt. Sharad Dinkar Sinai Budkule.

AND WHEREAS upon the purchase of the said plots of said bigger property, the Vendor/Builder No. 1 along with Shri Sunil Suresh Salunke and others filed the partition proceedings bearing Case No. 8-67-2001/Part/Bich in the Court of the Dy. Collector of & S.D.O., Bicholim and by virtue of Order dated 15th November, 2001, the Plot `A' of the said bigger property purchased by Shri Sunil Suresh Salunke is allotted with an independent and separate holding under new Survey No. 69/2-B-N of Village Arvalem, Taluka Bicholim and the Plot `B' admeasuring an area of 1640 sq. mtrs., of the said bigger property purchased by the Vendor/Builder No. 1 is allotted with an independent and separate holding under new Survey No. 69/2-B-O of Village Arvalem,

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Taluka Bicholim and the name of the Vendor/Builder No. 1 is recorded in the occupant column of Form I & XIV of said Survey No. 69/2-B-O of Village Arvalem, Taluka Bicholim.

AND WHEREAS similarly, the Vendor/Builder No. 1 and Shri Sunil Suresh Salunke and others filed the partition proceedings bearing Case No. 8-20-2002/Part/Bich in the Court of the Dy. Collector of & S.D.O., Bicholim and by virtue of Order dated 24th June, 2002, the Plot `C' admeasuring an area of 2300 sq. mtrs., of the said bigger property jointly purchased by the Vendor/Builder No. 1 and Shri Sunil Suresh Salunke is allotted with an independent and separate holding under new Survey No. 69/2-C-K of Village Arvalem, Taluka Bicholim and the names of the Vendor/Builder No. 1 and that of Shri Sunil Suresh Salunke is recorded in the occupant column of Form I & XIV of said Survey No. 69/2-C-K of Village Arvalem, Taluka Bicholim.

AND WHEREAS the Vendor/Builder No. 1 is the absolute owner of the property, admeasuring an area of 1640 sq. mtrs., bearing Survey No. 69/2-B-O of Village Arvalem, Taluka Bicholim and co-owner of the property admeasuring an area of 2300 sq. mtrs., bearing Survey No. 69/2-C-K of Village Arvalem, Taluka Bicholim and the Vendor/Builder No. 2 being wife of the Vendor/Builder No. 1 has acquired the right to the said property under the regime of Communion of Assets as prevailing in the State of Goa.

AND WHEREAS the Vendors/Builders are the co-owners of the property admeasuring an area of 2300 sq. mtrs., bearing Survey No. 69/2-C-K of Village Arvalem, Taluka Bicholim along with Shri Sunil Suresh Salunke and his wife Sukanya Sunil Salunke.

AND WHEREAS the Vendors/Builders intended to develop the said property bearing Survey Nos. 69/2-B-O & 69/2-C-K for construction purpose and said Shri Sunil Suresh Salunke and his wife have orally agreed to sell their share/right in the property bearing Survey No. 69/2-C-K of Village Arvalem, Taluka Bicholim to the Vendor/Builder No. 1.

AND WHEREAS the Vendors/Builders converted the said property bearing Survey No. 69/2-B-O and 69/2-C-K of Village Arvalem, Taluka Bicholim for

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residential/commercial use vide Sanad bearing No. RN/CNV/BICH/AC-I/04/2011 dated 25.01.2012 issued by the Additional Collector-I, North Goa at Panaji in respect of Survey No. 69/2-B-O and Sanad bearing No. RN/CNV/BICH/COLL/02/2010 dated 07.07.2012 issued by the Collector-I, North Goa at Panaji in respect of Survey No. 69/2-C-K.

AND WHEREAS the Vendors/Builders got drawn plans for the construction of commercial/residential building project in the said property and the construction plan of the said building project is approved by all the concerned authorities and the Vendors/Builders have obtained the NOC bearing No. PHCS/NOC-Const/2016-17/1623 dated 07.12.2016 issued by the Primary Health Centre, Sankhali; NOC bearing No. AE/V-II(R)/Tech-4(D)/2016-17/2135 dated 29.11.2016 issued by the Asst. Engineer, Department of Electricity, Sankhali; NOC bearing No. PWD/D.XXIV/SDII/ F.180/804/16-17 dated 16.12.2016 issued by the Asst. Engineer, P.W.D., Bicholim, and Technical Clearance bearing No. DC/6282/BICH/TCP-16/897 dated 09.09.2016 issued by the Town & Country Planning Department, Bicholim and after obtaining the NOC/Technical Clearance from the said authorities, the Sankhali Municipal Council issued the Construction Licence bearing No. 28/2016-2017 dated 21.03.2017.

AND WHEREAS after obtaining the construction licence from the Sankhali Municipal Council, the Vendors/Builders have undertaken the construction works of Block `A' of the said residential/commercial building project consisting of shops and residential flats and the said building is named `_____ **- Block "A"**.

AND WHEREAS the Purchaser herein had approached the Vendors/Builders with a request to purchase a Flat bearing Flat No. _____ , having a carpet area of _____ sq. mtrs. and super built-up area _____ sq. mtrs., which includes the share of common staircase, common passages, etc., on the _____ Floor of Block ____ of the said building called as `_____ **- Block "A"** constructed in the said property, (for the sake of brevity is hereinafter referred to as the "**SAID FLAT**"), more particularly described in the Schedule-II written herein under, and the Vendors and Shri Sunil Suresh Salunke agreed to sell the said flat along with the corresponding proportionate undivided share/right in the said property, to the Purchaser by virtue of Agreement for Sale dated _____, executed between the Vendors & the Purchaser with the consent of said Shri Sunil Suresh Salunke and his wife, registered in the Office of Sub-Registrar of Bicholim under Registration No. _____ at pages ____ of Book No. I, Vol. No. ____

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dated _____ on which the stamp duty of Rs._____ (Rupees _____ only) has been paid.

AND WHEREAS prior to the execution of said agreement, the Purchaser herein have taken the inspection of all the title documents in respect of said plots and the location of the building and the said flat constructed therein and the Purchaser upon having satisfied with the title of the Vendors herein to the said plots and the legality of the construction of the said building, had agreed to purchase the said flat.

AND WHEREAS in the meantime, said Shri Sunil Suresh Salunke and his wife Sukanya Sunil Salunke sold all their undivided rights/share in the Plot 'C', admeasuring an area of 2300 sq. mtrs., bearing recent Survey No. 69/2-C-K of Village Arvalem, Taluka Bicholim to the Vendor No. 1 by virtue of a Deed of Sale dated _____, registered in the Office of Sub-Registrar of Bicholim under Registration No. _____ at pages ____ of Book No. I, Vol. No. ____ dated _____

.

AND WHEREAS by virtue of said Deeds of Sale dated _____, the Vendors have become the absolute and exclusive owners of the said property bearing Survey No. 69/2-C-K of Village Arvalem, Taluka Bicholim and as such the Vendors/Builders are the absolute owners in possession of the said property bearing survey Nos. 69/2-B-O & 69/2-C-K of Village Arvalem, Taluka Bicholim and the building project constructed therein.

AND WHEREAS the construction of the said building is completed in all respect and the Sanquelim Municipal Council has issued the Occupancy Certificate bearing No. _____ dated _____ and the said flat is assessed under No. _____ for the purpose of assessment of house tax.

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the said Flat premises bearing Flat No. _____ , having a carpet area of _____ sq. mtrs. and super built-up area _____ sq. mtrs., which includes the share of common staircase, common passages, etc., on the _____ Floor of Block ____ of the said building called as `_____ **- Block "A"** constructed in the said

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property, bearing Survey Nos. 69/2-B-O & 69/2-C-K of Village Harvalem, more particularly described in the Schedule-II written herein under, together with the corresponding proportionate undivided share/right equivalent to an area of ____ sq.mtrs. of land of said property bearing Survey No. 69/2-B-O & 69/2-C-K of Village Harvalem, described in the Schedule-I written herein under, with all its easements and appurtenances free from all encumbrances at or for a total sale price of Rs._____ (Rupees _____ only) which is its market value.

That the stamp duty of Rs._____ (Rupees _____ only) has already been paid by virtue of said Agreement for Sale dated _____, registered in the Office of Sub-Registrar of Bicholim under Registration No. _____ at pages ____ of Book No. I, Vol. No. ____ dated _____, in respect of said flat and the land attached thereto, and hence, the stamp duty of Rs._____ (Rupees _____ only) is paid herewith.

WHEREAS the parties herein, hereby declare that the said property does not belong to the Schedule Caste or Schedule Tribe Community, in pursuant to the Notification No. RD/Land/LRC/318/77 dated 21.8.78.

NOW THIS DEED OF SALE WITNESSETH that in pursuance of the said agreement and in consideration of Rs._____ (Rupees _____ only) paid by the Purchaser to the Vendors in various instalments (the payment and receipt whereof the Vendors do hereby admit and acknowledge for which separate receipts are issued by the Vendors), they, the Vendors do hereby sell, grant, assign, transfer, release, convey and assure unto the Purchaser ALL THAT Flat bearing Flat No. _____, on the _____ Floor of Block ____ of the said building called as `_____ - **Block "A"**, more particularly described in the Schedule-II written herein under, together with the corresponding proportionate undivided share/right in the property bearing Survey No. 69/2-B-O & 69/2-C-K of Village Harvalem, described in Schedule-I written herein under.

TO HAVE AND TO HOLD, ALL THAT Flat bearing Flat No. _____ , on the _____ Floor of Block ____ of the said building called as `_____ **- Block "A"**, more particularly described in the Schedule-II written herein under,

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together with the corresponding proportionate undivided share/right in the property bearing Survey No. 69/2-B-O & 69/2-C-K of Village Harvalem, described in Schedule-I written herein under, hereby sold, granted, released, conveyed, assured and intended or expressed so to be with it and every of its rights, title, interest and appurtenances, unto and to the use and benefit of the Purchaser forever subject to the payment of taxes if any, to the public body in respect thereof and that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy ALL THAT Flat bearing Flat bearing Flat No. _____ , on the _____ Floor of Block ____ of the said building called as `_____ - **Block "A"**, more particularly described in the Schedule-II written herein under, together with the corresponding proportionate undivided share/right in the property bearing Survey No. 69/2-B-O & 69/2-C-K of Village Harvalem, described in Schedule-I written herein under, hereby granted and of every part thereof to and for the own use and benefit of the Purchaser, without any suit, lawful eviction, interruption, claim and demand whatsoever from the Vendors or by any person or persons.

THAT THE PARTIES HERETO DO HEREBY COVENANTS AS UNDER:

a) That as against the purchase of the said flat, the Vendors have allotted a stilt parking bearing No. _____ provided on the Ground floor of the said building, for the exclusive permanent use of the Purchaser, his successor or holder/owner of the said flat only for the purpose of parking their vehicles and not for any other purpose.

b) That said flat together with corresponding proportionate undivided share/right in the land beneath it, hereby sold subsists and the Vendors being lawful and absolute owners have full powers and absolute authority to sell the same.

c) That the Vendors have got no objection of whatsoever nature to transfer the said flat hereby sold in favour of the Purchaser by Sanquelim Municipal Council as its lawful and absolute owners. So also the Vendors have got no objection for transferring the electricity connection of the said flat hereby sold, in favour of the Purchaser by the Department of Electricity.

d) That the Purchaser shall not at any time demand the partition of her respective corresponding undivided rights and shares in the said property or to have claim over right and pre-emption in respect of any premises on the basis of the said right and shares.

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e) That the Purchaser shall come forward and co-operate the other occupants of the said building to form the body/Association or any legal entity for the maintenance of the said building shall pay the fees due and payable by the Purchaser for the maintenance of the said Society.

f) That the Purchaser shall join to and be a member of the body/Association or any legal entity formed by the occupants of the said building for the maintenance and repairs and for rendering any other service for the benefit of the said building and shall pay the necessary fees thereto and the expenses towards common water and electricity consumption from the date of the execution of this Deed.

g) That the Purchaser shall abide by all such rules and regulations that may be framed from time to time and at all times regarding the maintenance and other matters relating to the buildings/premises in the said property.

h) That it shall be mandatory for the Purchaser to obtain the nil dues certificate from the Society/Association/legal entity formed by the occupants of the said building or from the promoter/builder in case of non-formation of the Society/legal entity, pertaining the payment of up-to-date dues of the said Society/Association/legal entity of said building, for transferring/selling the said flat in favour of any other third person.

i) The Purchaser shall have no right or title to sell, sub-let or alienate or create any kind of interest in favour of any other person in respect of said stilt parking allotted by the Vendors to the Purchaser and/or to start any business in the said stilt parking and/or to use the said stilt parking as godown for storing any materials or things or for any purposes other than the parking of vehicles.

j) The Purchaser shall not block, close or put any barricades/obstructions in any manner on the access or on the sides of the said stilt parking. In case, if any damages is caused to the structure or supporting columns or to any part of the said building by the Purchaser or her agent, family members, representative or the successors of the Purchaser, while using the said stilt parking, then the Purchaser/her successors shall be solely responsible to make the same good at their own costs.

k) That the Purchaser hereby agree and declare that the Vendors have the absolute authority to make or give any grants, licenses or other rights in respect of use of any building or part thereof in favour of any person(s), except the said flat hereby sold, on

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such terms and conditions as may be deemed proper by the Vendors and likewise the Vendors are entitled to carry out the remaining construction work, if any, of the said building or any construction or development in any portion of the said property and the Purchaser shall not have or raise any objection(s) thereto at any time on any grounds or in enforcement of the undivided right(s) and share(s) in the said property hereby conveyed to her.

l) The FAR/FSI in respect of the said property will always exclusively belong to the Vendors and in respect of the sale made hereunder any benefits of increase in FAR/FSI at any time hereafter will exclusively accrue to the Vendors. AND it is hereby specifically agreed by the Purchaser and the Purchaser covenant that for any further use of FSI/FAR by the Vendors, the Vendors shall have all power, authority and right to do the same as per their convenience and choice, AND in such an event the Purchaser shall have no objection whatsoever for the same nor shall the Purchaser has any claim over it. In short, the use and utility of FSI/FAR shall be within the exclusive domain and authority of the Vendors.

m) That the Purchaser shall not have or raise any objection against the Vendors of the said building in respect of carrying out any constructions of remaining projects in the said property and/or developmental works in any portion of the said property, at any time on any grounds or in enforcement of the undivided right and share corresponding to the said flat.

n) That in case, if any person or persons claim any right or interest over the said flat or over the proportionate undivided share/right corresponding to the said flat, in the said property, then Vendors shall be responsible to answer the claim of the said person or persons and to indemnify the Purchaser.

o) That the Purchaser shall pay all the taxes/fees, if any, in respect of said flat premises hereby sold, to the concerned Government Department or local body.

p) That the possession of the said flat is handed over to the Purchaser on this date of execution of present deed and the Purchaser hereby covenant that construction of the said flat is in accordance with the said Agreement for Sale and the Purchaser is fully satisfied with internal as well as external works and construction quality of the said flat and the Purchaser has no claim of whatsoever in nature against the Vendors, in respect of quality of construction of the said flat hereby sold and/or in respect of

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internal works/specifications done therein and/or in respect of amenities provided thereto.

q) That the Purchaser hereby covenant that they shall abide and participate with the door to door garbage collection plan by Sanquelim Municipal Council and the Purchaser further undertake to contribute the necessary charges to Sanquelim Municipal Council in respect of said door to door garbage collection plan.

SCHEDULE-I
(Description of the Property)

ALL THAT Property of the property known as "PANDOVACHE VONVORECODIL BOROD" commonly known as "PANDOVA CHEN VOUDELEACODIL BORODO", admeasuring total area of 3940.00 square metres, situated in Village Harvalem, within the limits of Municipal Council of Sankhali, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, presently surveyed under survey Nos. 69/2-B-O & 69/2-C-K of Village Arvalem, Taluka Bicholim,. The said property is a part and parcel of a bigger property described in the Land Registration Office under No. 550 of Book B new and not enrolled in the Land Revenue Office for the purpose of Matriz predial and said property amalgamated as one plot for the construction of said buildings project is bounded as under:

On or towards the East : By

On or towards the West : By

On or towards the North: By , and;

On or towards the South: By

SCHEDULE - II
(Description of the Flat)

ALL THAT Flat bearing Flat No. ___, having carpet area of ____ sq. mtrs. and super built-up area of ____ sq. mtrs., which includes the share of common toilet, etc., on the _____ Floor of Block `A' of the building called as ` **RUDRA RESIDENCY-PHASE II,** constructed in the property described in Schedule-I written

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herein above, together with the corresponding proportionate undivided share/right equivalent to an area of ___ sq.mtrs. of land in the said property bearing Survey No. _____ of Village Arvalem, Taluka Bicholim, described in the Schedule-I written herein above and the said Flat is bounded as under:

On the East : by _____

On the West : by _____

On the North : by _____, and;

On the South : by _____;

and the said Flat hereby sold, is shown in red colour boundary linings in the plan annexed hereto.

IN WITNESSES WHEREOF the Vendors and the Purchasers have hereunto set and subscribed their respective hands on the day, month and the year first herein above mentioned.

SIGNED AND DELIVERED by }
}
withinnamed Shri **SUJIT SURESH** }
}
SALUNKE, the Vendor/ Builder }
}
No. 1 for Self and as duly constituted }
}
Power of Attorney for the Vendor/ }
}
Builder No. 2, Mrs. **MANALI** }
}
SUJIT SALUNKE. ..... } _____

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L. H. F. I.

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R. H. F. I.

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SIGNED AND DELIVERED BY }
}
WITHINNAMED Shri _____ }
}
_____, the Purchaser. }----------

_____ _____ _____ _____ _____
L.H.F.I.

_____ _____ _____ _____ _____
R.H.F.I.

IN THE PRESENCE OF WITNESSES:

1. _____

2. _____

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